

## Kitec Plumbing Product Defect Assistance

The City's Water Division provides a free Water Wise House Call to residents for a variety of reasons, including pressure checks. Checking the water pressure at your home will **not** necessarily determine whether or not there is a leak due to a Kitec plumbing product defect or if there will be a failure of your Kitec plumbing in the future. This is because most leaks are very small when they start and would not register during a normal pressure check. Therefore, your pressure could be fine and there could still be an issue with your Kitec pipes.

A pressure check is helpful in determining whether or not the pressure regulator has failed. This usually has nothing to do with the Kitec plumbing product defects. Many pressure regulators fail naturally due to normal wear and tear after a period of 10 to 15 years. If there is a failure you would likely notice one or more of the following:

- High pressure
- Low flow
- Water hammer (pipe banging)

If you are not experiencing any of the above issues, it is unlikely that a pressure check would provide you with any useful information.

The best way to schedule a Water Wise House Call is to email the Public Services Department at [public.services@lincolncalifornia.gov](mailto:public.services@lincolncalifornia.gov) and provide the following information:

- Write **Water Wise House Call Request** in the subject line.
- Provide your name, address, and telephone number.
- Provide a brief description of the problem that you are experiencing.

Due to the large number of Water Wise House Call requests, they are scheduled in batches two days per week, with a morning appointment window from 9:00 AM to noon and an afternoon appointment window from 1:00 PM to 5:00 PM. The City is unable to schedule appointments at specific times due to the large call volume.

If you do have a Kitec plumbing product defect or are having your Kitec plumbing replaced, it may be necessary to obtain a building permit from the City. Please refer to the attached letter from the City's Building Office regarding the building permit process.

If you have any questions, please do not hesitate to contact the City via email at [public.services@lincolncalifornia.gov](mailto:public.services@lincolncalifornia.gov) or by telephone at (916) 434-2450.

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## **Residential Kitec Plumbing Product Defect Issue**

During the housing boom from 1995 to the downturn in 2007, thousands of homes were built with Kitec plumbing fixtures. This pipe was an approved code complaint product that through the manufacturing process had a design flaw. This plumbing system was extensively used throughout Sun City Lincoln Hills from the start date to roughly 2008. Homeowners with Kitec Plumbing Systems have until January 9, 2020 to apply for payment under a Class Action Settlement.

The City is gradually experiencing an uptick in building permits related to the replacement of the Kitec plumbing system and defraying the building permitting cost has become a challenge. During this first year of permitting these re-pipe projects, the City has come to realize that the amount of inspections, the time performing the inspections plus the administration costs to properly review and document these issues created a situation in which we are unable to recover the base permit cost of \$115.00.

In an effort to defray homeowner costs, the building division created a handout for both the contractor and homeowner, providing direction and guidance needed during the inspection process, the materials needed to be viewed at the inspections, the current code compliance issues that will be inspected and responsible party to be present when inspections occur. This handout should save the building department time during the inspections and any re-inspection delays should be minimal. However, the Building Division will need to increase costs to cover the services provided from \$115.00 to \$294.17

Since the first plumbing replacement permit, the method of construction and design details are more common so the Building Division is able to better define the scope of work and determine a valuation based on more realistic design details which reflects a higher permit cost. The following formula is used to determine the cost of a permit:

### **Cost:**

1. A take-off sheet of the plumbing fixtures involved normally 12 fixtures; (which includes 2 ½ bathrooms, a laundry room, a kitchen and the outside hose bibs) - \$117.00
2. The total inspection time would be 2 hours and three total inspections – \$170.00
3. Administrative fee – \$7.71
- \$294.17**

Sincerely

*Gary Eide, Chief Building Official / ADA Coordinator,  
City of Lincoln, 916-434-2485*

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